



2 Southfield Road, Hinckley, LE10 1UG

£139,950



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RH Homes And Property are delighted to market this tasteful and immaculately presented ground floor two bedroom leasehold apartment at Desford House within close proximity of Hinckley town centre, and all major facilities such as train station, bus hub, shops and entertainment. Fully refurbished and well presented throughout, the accommodation comprises a Communal Entrance and Hall & then a door into the Apartments Hallway, open plan Kitchen & Living Room with Juliet Balcony and French Doors, Two Bedrooms and refitted Bathroom. There is also a useful store cupboard, UPVC double glazing, and modern and recently replaced Ronite electric radiators throughout. Outside is an allocated parking space.

Council Tax - B

Entrance Hallway

With herring bone specialist laminate flooring, storage cupboard access, electric radiator, intercom phone and open entrance cloak and storage area.

Lounge

11'1 x 18'4 (3.38m x 5.59m)

With further herring bone laminate flooring, two electric radiators, and a UPVC double glazed window and Juliet balcony doors with fitted wood shutters to the side and rear aspects.

Kitchen

10'11 x 5'11 (3.33m x 1.80m)

Being fully modernised and refitted with a range of wall and base level units with working surfaces over and contemporary tiles splash back surround, and inset one and a half ceramic sink and drainer, plumbing for washing machine, a four ring electric hob with hood over and fan assisted oven under, continuation herring bone specialist laminate flooring and a UPVC double glazed window and wood shutter to the side elevation.

Bedroom One

13'6 x 10'6 (4.11m x 3.20m)

With laminate flooring, electric radiator, and UPVC double glazed window with fitted black out blinds and wood shutter to the front aspect.

Bedroom Two

With laminate flooring, electric radiator, and UPVC double glazed window with fitted black out blinds and wood shutter to the front elevation.





Refitted Bathroom

Having been full refitted with a white 3 piece suite comprising low flush WC, sink in gloss vanity cupboard with granite top and subway tiled splashback, and bath with matte black thermostatic rainfall shower and handheld shower head and screen, fitted mirror with lighting, part tiled surround, matte black electric towel rail, laminate tiled flooring, and extractor.

Outside

Communal parking area with allocated parking for one vehicle.

Lease and Charges

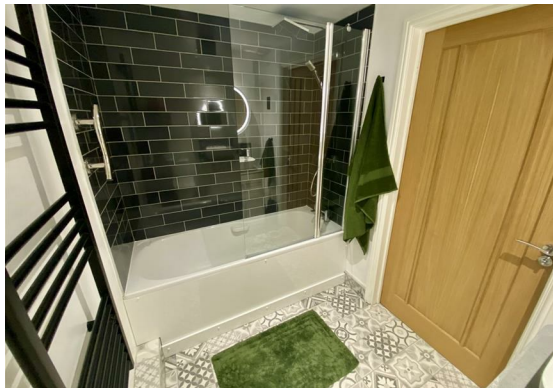
The lease is granted for 155 years beginning July 2004.

The ground rent is £180pa and the service charge is £1342.68pa.

Lettings and Management

RH Homes and Property are a Sales, Lettings and Management business. If you are looking at selling or letting property, then please contact our team on the number shown.

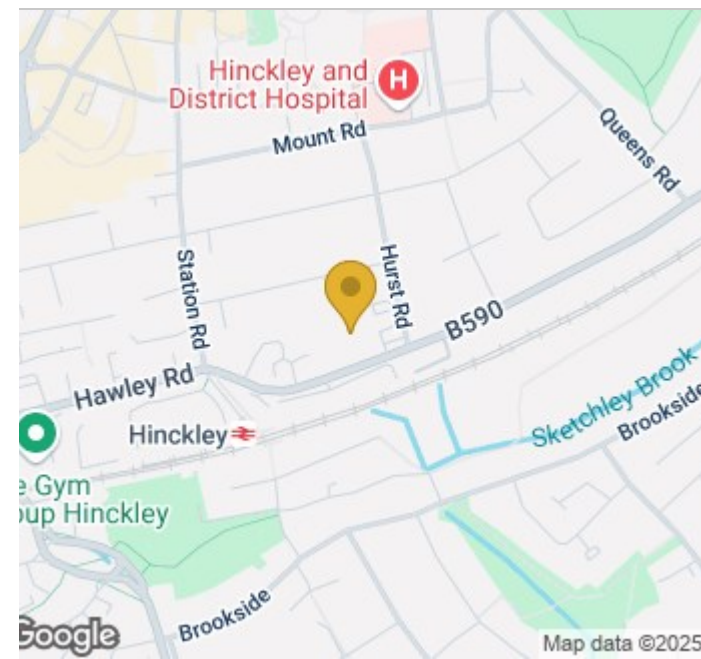
RH Homes and Property is the seller's agent for this property. Descriptions of the property served as an opinion and not as statement of fact. Please inform us if you become aware of any information being inaccurate.





11, Desford House, Southfield Road, Hinckley, LE10 1UG

All measurements are approximate and for display purposes only



Leaving Hinckley along Station Road, turn left at the end of the road onto Hawley Road which proceeds into Southfield Road. The apartments are just after the Doctors Surgery, Bradgate House is on the immediate left as you enter the Car Park. SATNAV the post code is LE10 1UD.

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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